

Item Ref	Section	Cost Item	REPAIR			Mold	CODE
			Repair Cost (RCV)	Depreciation of Repair Material	Repair Depreciated Total (ACV)	Mold Remediation	CODE
		Assessment and Abatement Costs					
1		Environmental/Mold Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2		Environmental/Mold Abatement - Additional Assessment and Testing	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
3		Environmental/Mold Abatement - Abatement and Encapsulation	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00
4		Initial Architectural Assessment	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$0.00
5		Initial Engineering Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Design and Management Costs					
6		Architectural and Engineering Design	\$35,000.00	\$0.00	\$35,000.00	\$0.00	\$0.00
7		Construction Management	\$17,000.00	\$0.00	\$17,000.00	\$2,000.00	\$1,000.00
		Construction Costs - Owner Direct Costs					
8		Building Permits	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$0.00
9		Builder's Risk Insurance (included in GC overhead costs)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal Abatement and Construction Soft Costs	\$84,500.00	\$0.00	\$84,500.00	\$32,000.00	\$1,000.00
		Construction Costs - General Contractor Costs					
10		Lot and Site Protection	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$0.00
11		Exterior Equipment Removal and Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12		Demolition	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00
13		Temporary Toilet	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00
14		Dumpster/Debris Removal	\$1,795.00	\$0.00	\$1,795.00	\$0.00	\$0.00
15		General Labor protection and Clean-up	\$8,000.00	\$0.00	\$8,000.00	\$0.00	\$0.00
16		Concrete and Foundation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17		Structural Steel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18		Carpentry - Framing Lumber and Materials	\$2,500.00	\$625.00	\$1,875.00	\$0.00	\$0.00
19		Carpentry Framing Labor	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00
20		Floor Levelling	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00
21		Wood Flooring	\$38,000.00	\$7,262.00	\$30,738.00	\$0.00	\$0.00
22		Carpeting	\$14,000.00	\$4,061.00	\$9,939.00	\$0.00	\$0.00

23	Roofing and Gutters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24	Windows	\$1,500.00	\$250.00	\$1,250.00	\$0.00	\$0.00
25	Front Door and Sidelight Unit	\$3,250.00	\$0.00	\$3,250.00	\$0.00	\$0.00
26	Overhead Doors	\$750.00	\$0.00	\$750.00	\$0.00	\$0.00
27	Wood Siding	\$1,250.00	\$125.00	\$1,125.00	\$0.00	\$0.00
28	Masonry	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
29	Plumbing - Rough	\$66,500.00	\$1,191.00	\$65,309.00	\$0.00	\$0.00
30	Plumbing - Fixtures	\$22,500.00	\$6,133.00	\$16,367.00	\$0.00	\$0.00
31	HVAC	\$53,000.00	\$8,759.00	\$44,241.00	\$0.00	\$0.00
32	Electrical - Rough	\$72,500.00	\$4,070.00	\$68,430.00	\$0.00	\$0.00
33	Electrical - Fixtures	\$22,500.00	\$2,911.00	\$19,589.00	\$0.00	\$0.00
34	Low Voltage/Audio Video Wiring	\$9,500.00	\$567.00	\$8,933.00	\$0.00	\$0.00
35	Security	\$10,000.00	\$295.00	\$9,705.00	\$0.00	\$0.00
36	Fire Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
37	Insulation	\$12,500.00	\$1,977.00	\$10,523.00	\$0.00	\$26,500.00
38	Drywall	\$42,500.00	\$2,943.00	\$39,557.00	\$0.00	\$0.00
39	Tile and Stone	\$25,000.00	\$4,172.00	\$20,828.00	\$0.00	\$0.00
40	Cabinets, Vanities, Casework and Closet Organizers	\$66,500.00	\$19,960.00	\$46,540.00	\$0.00	\$0.00
41	Countertops, Vanity Tops	\$17,500.00	\$4,266.00	\$13,234.00	\$0.00	\$0.00
42	Appliances	\$32,500.00	\$5,176.00	\$27,324.00	\$0.00	\$0.00
43	Finish Carpentry	\$33,500.00	\$2,677.00	\$30,823.00	\$0.00	\$0.00
44	Interior Doors and Trim	\$17,891.00	\$2,778.00	\$15,113.00	\$0.00	\$0.00
45	Door Hardware	\$4,000.00	\$1,097.00	\$2,903.00	\$0.00	\$0.00
46	Spiral Stair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
47	Wood Stairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
48	Shower Doors	\$16,500.00	\$3,448.00	\$13,052.00	\$0.00	\$0.00
49	Mirrors	\$3,000.00	\$785.00	\$2,215.00	\$0.00	\$0.00
50	Bath Hardware	\$3,500.00	\$701.00	\$2,799.00	\$0.00	\$0.00
51	Paint - Exterior	\$1,250.00	\$261.00	\$989.00	\$0.00	\$0.00
52	Paint - Interior	\$27,500.00	\$5,746.00	\$21,754.00	\$0.00	\$0.00
53	Landscaping and Hardscape Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
54	Driveway	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
55	Window Treatments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
56	Subtotal Construction Costs + Soft Costs	\$734,186.00	\$92,236.00	\$641,950.00	\$32,000.00	\$27,500.00
57	General Contractor's Overhead and Profit @14%	\$102,786.04	\$0.00	\$102,786.04	\$4,480.00	\$3,850.00
58	Total General Contractor Cost	\$836,972.04	\$92,236.00	\$744,736.04	\$36,480.00	\$31,350.00
59	Total Construction Cost	\$921,472.04	\$92,236.00	\$829,236.04	\$36,480.00	\$32,350.00
	Period of Restoration & Repair	6.5 months			1 month	.5 months